

5/29/2026 3:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500714

Prepared by and Return to:

Alice S. Clark

MSC Title, Inc.

110 Nokomis Avenue North, Venice, FL 34285

File No. 2026-365-ASC

Sales Price: Price: \$670,000.00

Doc Stamp-Deed: \$4,690.00

General Warranty Deed

Made this 29th day of May, 2026 By **Jacques L. Famy Sr. and Gayle E. Famy, husband and wife**, whose address is: 3730 Cadbury Circle, apt 527, Venice, FL 34293, hereinafter called the grantor, to **Richard A. Howard and Laura C. Howard, husband and wife**, whose post office address is: 104 Alba St W, Venice, FL 34285, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

The West 71 feet of Lot 10, Block 352, Beach Manor Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 9, Page 89, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0430140051**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Jo Anne Schowska
Witness Signature above:

Witness print name below:
Jo Anne Schowska

Witness Address:
110 Nokomis Ave N
Venice FL 34285

Alice Clark
Witness Signature above:

Witness print name below:
Alice Clark

Witness Address:
110 Nokomis Ave N.
Venice FL 34285

Jacques L Famy
Jacques L Famy, Sr.
3730 Cadbury Circle, apt 527, Venice, FL 34293

Gayle E Famy
Gayle E Famy
3730 Cadbury Circle, apt 527, Venice, FL 34293

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 28th day of May, 2026, by Jacques L. Famy, Sr. and Gayle
E. Famy, ☐ who is/are personally known to me or ☒ who has/have produced
FL DRIVER'S License as identification.

Alice Clark
Signature of Notary Public

Alice Clark
Print, Type/Stamp Name of Notary

